025.0	0006	0021.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 930,500 / 930,500
					USE VALUE: 930,500 / 930,500
					ASSESSED: 930,500 / 930,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN EILEEN
Owner 2:	
Owner 3:	
Street 1:	33 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEHAN THOMAS F & ANN E -
Owner 2:	-
Street 1:	33 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2347 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	469,100	5,400	456,000	930,500
Total Card	0.115	469,100	5,400	456,000	930,500
Total Parcel	0.115	469,100	5,400	456,000	930,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.46 | /Parcel: 396.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,200	5400	5,000.	456,000	930,600	930,600	Year End Roll	12/18/2019
2019	104	FV	363,900	5400	5,000.	484,500	853,800	853,800	Year End Roll	1/3/2019
2018	104	FV	363,900	5400	5,000.	353,400	722,700	722,700	Year End Roll	12/20/2017
2017	104	FV	320,000	5100	5,000.	307,800	632,900	632,900	Year End Roll	1/3/2017
2016	104	FV	320,000	5100	5,000.	262,200	587,300	587,300	Year End	1/4/2016
2015	104	FV	285,400	5100	5,000.	256,500	547,000	547,000	Year End Roll	12/11/2014
2014	104	FV	285,400	5100	5,000.	210,900	501,400	501,400	Year End Roll	12/16/2013
2013	104	FV	296,900	5100	5,000.	200,600	502,600	502,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN THOMAS	31810-113		9/12/2000	Family	276,800	No	No	4	
	9450-574		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2007	982	Manual	6,000			G9	GR FY09	new basement door
6/21/1994	294	Manual	6,832					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
11/11/1999	Inspected	267	PATRIOT
10/11/1999	Measured	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

17216

GIS Ref

GIS Ref

Insp Date

07/29/17

!2105!

PRINT

Date	Time
12/10/20	17:35:59

LAST REV

Date	Time
08/07/17	10:07:55

apro

USER DEFINED

Prior Id # 1:	17216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09737968
Const Adj.:	0.98000199
Adj $ / SQ:	182.824
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637297
Depreciation:	168246
Depreciated Total:	469051

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

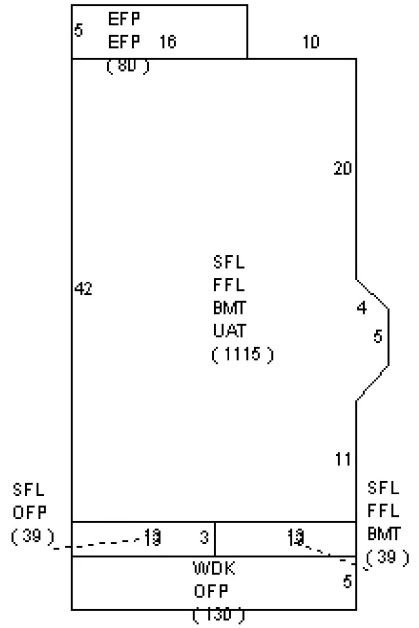
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.82
Special Features:	0	Val/Su Net:	110.66
Final Total:	469100	Val/Su SzAd	199.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,193	182.820	218,109
BMT	Basement	1,154	54.850	63,294
FFL	First Floor	1,154	182.820	210,979
UAT	Upper Attic	279	73.130	20,385
OFP	Open Porch	169	25.740	4,350
EFP	Enclos Porch	160	43.360	6,937
WDK	Deck	130	13.420	1,744
	Net Sketched Area:	4,239	Total:	525,798
Size Ad	2347	Gross Are	5075	FinArea 2347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	6X10	A	AV	2000	6.00	T	15.2	104			300			300

More:	N	Total Yard Items:	5,400	Total Special Featues:	Total: 5,400

IMAGE

AssessPro Patriot Properties, Inc